DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Chris Vandall, COB Parks

LOCATION OF PROPOSAL: 5199 Forest Dr. SE

DESCRIPTION OF PROPOSAL: Construct a new four-foot wide mulch trail extension to the existing trail system in Coal Creek Natural Area. The proposed trail is 840 feet long and includes assembly of a wood bridge structure across a Type-F tributary of Coal Creek as well as timber stairs and wooden trail edging within steep slope critical areas, 50-foot slope buffer, 75-foot structure setback and 100-foot stream buffer. All work will be done with hand tools.

FILE NUMBERS: 19-131636-LO **PLANNER:** Reilly Pittman, 425-452-4350

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **4/23/2020**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

By: *Heidi M. Bedwell, Environmental Planning Manager for* **Date:** 4/9/2020

Signed for:

Elizabeth Stead, Environmental Coordinator
Development Services Department

OTHERS TO RECEIVE THIS DOCUMENT:

- ❑ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ❑ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ❑ Army Corps of Engineers
- ❑ Attorney General ecyolyef@atg.wa.gov
- ❑ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	COB Parks Coal Creek Trail Addition
Proposal Address:	5199 Forest Dr. SE
Proposal Description:	Critical Areas Land Use Permit for the City of Bellevue Parks Department to construct a new trail connection to improve the existing trail network within the Coal Creek Natural Area. The proposed trail extension is a four foot wide mulch trail that is 840 feet long constructed with hand tools. The trail includes assembly of a wood bridge structure across a Type-F tributary of Coal Creek as well as timber stairs and wooden trail edging to contain the trail and prevent transport of the mulch material beyond the trail. Work is within steep slope critical areas, 50-foot slope buffer, 75-foot structure setback and 100-foot stream buffer.
File Number:	19-131636-LO
Applicant:	Chris Vandall, City of Bellevue Parks
Decisions Included:	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** By: *Heidi M. Bedwell, Environmental Planning Manager for* for Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** By: *Heidi M. Bedwell, Environmental Planning Manager for* for Michael A. Brennan, Director Development Services Department

Application Date:	December 20, 2019
Notice of Application Publication:	February 20, 2020
Decision Publication Date:	April 9, 2020
Appeal Deadline:	April 23, 2020

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

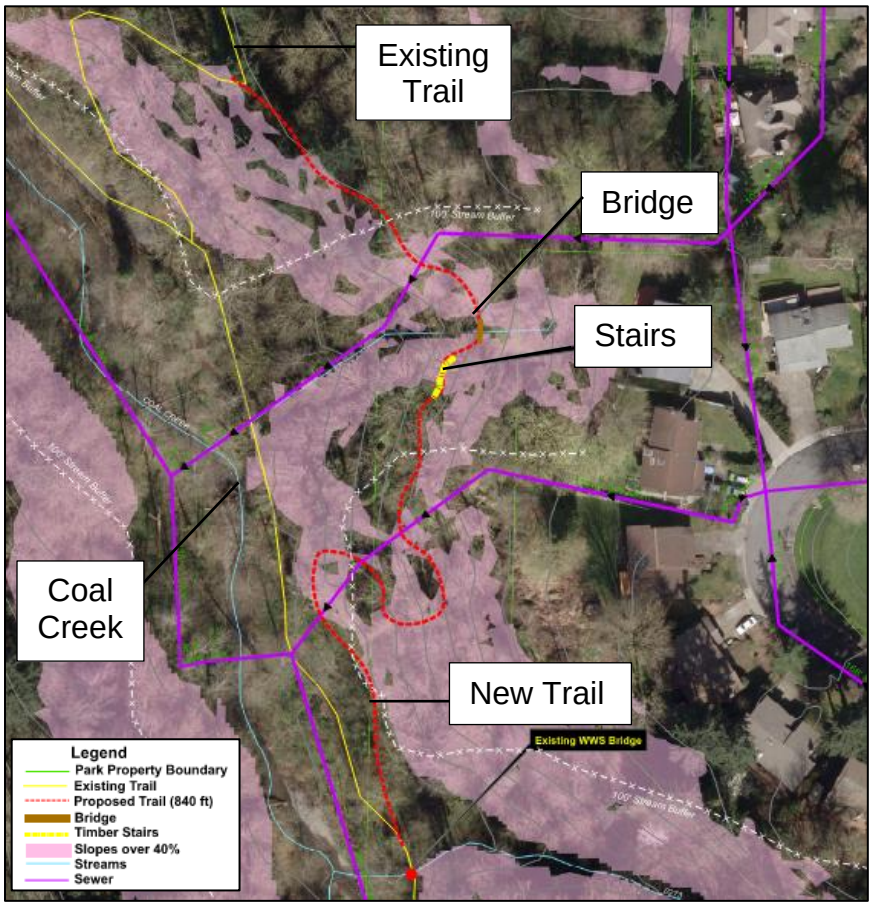
Documents in File Referenced in this Report

1. Site Plan
2. Mitigation Plan
3. Project Narrative
4. Geotechnical Report
5. Drainage Report
6. SEPA Checklist

I. Proposal Description

The City of Bellevue Parks Department proposes to construct a new 840-foot section of trail to add to the existing trail network within the Coal Creek Natural Area. The proposed trail section is proposed in order to provide a connection that is upslope of the existing trail to ensure trail access at times when Coal Creek is flooding above the stream banks and is under construction during the future replacement of the King County sewer in Coal Creek. The existing trail is intended to remain and be replaced following construction by King Count. The proposed trail is a four-foot wide compacted soil and mulch trail that will be constructed with hand tools. The trail includes placement of a 30-foot long wood bridge structure across a Type-F tributary of Coal Creek, construction of an 80-foot long timber stair section, and wooden trail edging to contain the trail and prevent transport of the mulch material beyond the trail. Work will occur in steep slope critical areas, 50-foot slope buffer, 75-foot structure setback and the 100-foot stream buffer. The amount of permanent impact from the trail will be approximately 3,360 square feet. Temporary disturbance from construction is anticipated to be within 1 foot on either side of the trail. Approximately 3,360 square feet of planting is proposed to mitigate the permanent impact and restore the areas disturbed by construction. No trees are proposed to be removed and smaller existing native vegetation within the construction footprint is to be transplanted adjacent to the trail rather than removed by construction. Construction of a public trail is an allowed use in a critical area per LUC 20.25H.055.C.3.g and requires approval of a Critical Areas Land Use Permit. See Figure 1 below for the project alignment and reference document 1 for project plans.

Figure 1

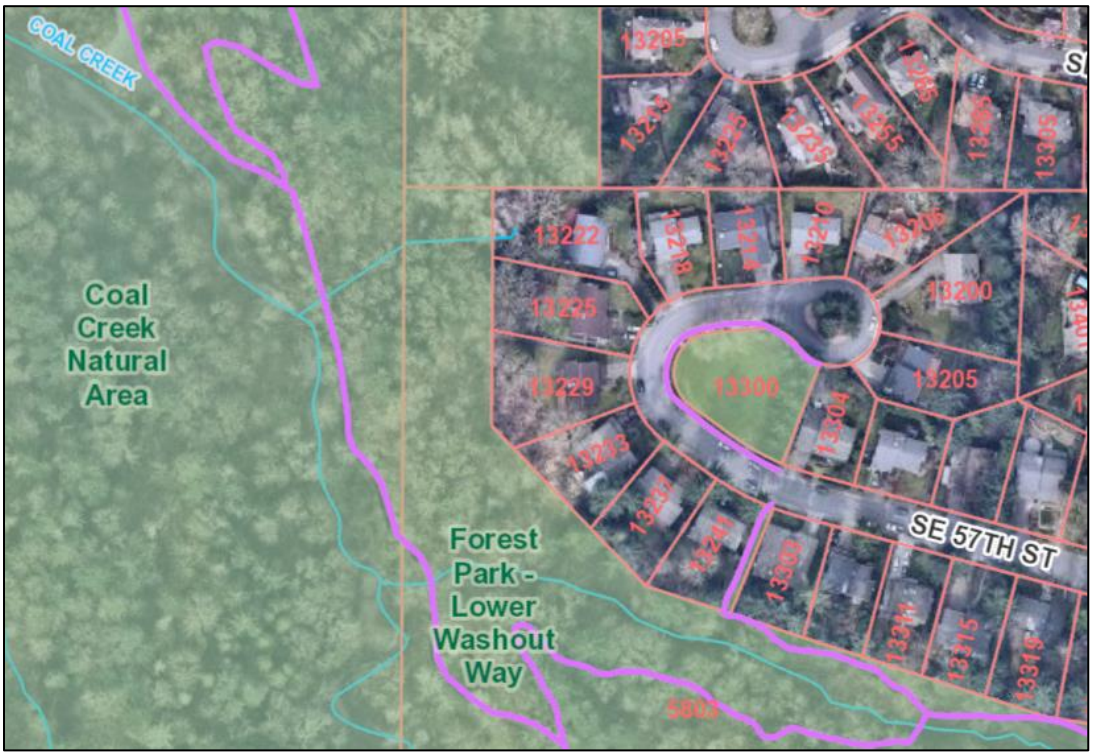


II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The project area is located in a steeply sloped ravine within the Coal Creek Natural Area in the Newport Hills and Factoria subareas of Bellevue. The project area is east of Coal Creek Parkway and west of existing single-family housing along SE 57th St. The trail proposed is upslope and east of the existing trail which is downslope and along the east bank of Coal Creek. The stream that will be crossed by the proposed bridge is a tributary of Coal Creek and is designated as a Type-F stream. The project area is significantly forested with alder, maple, cottonwood, fir and pine trees providing the overstory. The understory consists of ferns, willow, red-osier dogwood, salmonberry, red elderberry and invasive blackberry and knotweed. See figure 2 below for the current site with the pink line being the existing trail.

Figure 2



B. Zoning

The work area is within the Coal Creek Natural Area that is owned by the Parks Department. The open space is zoned R-1 and R-3.5 with developed single-family residential properties to the east zoned R-3.5. No changes to zoning are proposed.

C. Land Use Context

The project area has two land use designations of Parks/Single-Family Low and Medium Density. No changes to the land use of the area will result from the project.

D. Critical Areas Function and Value, Regulations

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow.

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

iii. Habitat

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Code Requirements

A. Zoning District Dimensional Requirements

No structures are proposed that must meet zoning dimensional requirements. The Parks

Department has submitted a building permit (20-104294-BW) for construction of the bridge and clearing and grading permit (20-104262-GB) for trail construction. **See Section X for permitting condition of approval.**

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to construction of improvements on any site which contains in whole or in part any portion designated as critical area or critical area buffer. The proposed trail within a steep slope critical area, stream, and their protective buffer and setbacks and must meet requirements in LUC 20.25H.055.

i. Consistency with LUC 20.25H.055.C.2.a

New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

1. **The location of existing infrastructure;**
   The proposal is to provide a new trail connection that connects to the existing trail.

2. **The function or objective of the proposed new or expanded facility or system;**
   The proposed trail is a bypass of the existing trail that is adjacent to Coal Creek and is seasonally flooded and washed out. The proposed trail will ensure trail service is provided year-round and during future construction by King County to replace their sewer main that is within Coal Creek. This construction will temporarily close the existing section of trail adjacent to Coal Creek for a few years. The propose trail segment is also to ensure trail access is maintained during construction. The existing trail adjacent to Coal Creek will be restored following construction by King County.

3. **Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;**
   Given the nature of the trail is to provide educational and recreational functions within a natural environment, relocating the trail is not feasible. An alternative placement of the proposed trail spur that tries to avoid critical areas will result in greater disturbance of the vegetation than the proposed trail, which is as direct as possible, while allowing for a walkable grade. Most of the natural area is protected critical area which is one reason why it is now owned by the City.

4. **Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and**

Given the extent of critical areas on the site, the only alternatives possible would be to try to avoid critical areas which would result in a much longer and less direct trail that would be more costly to construct than the current proposal. Alternatives also could include design of the trail to lessen disturbance. One alternative trail design could be to use a boardwalk that would reduce ground disturbance. However, this would increase maintenance costs and still result in the same impacts to vegetation as the proposed at-grade mulch trail. Alternatives exist but result in a substantially disproportionate cost and greater impact than does the proposed trail.

5. **The ability of both permanent and temporary disturbance to be mitigated.**
The trail is proposed to be built using hand labor and will result in minimal temporary disturbance outside of the trail footprint. No trees are proposed for removal; however, per plan details soil compaction of the trail is proposed which may compact soil in tree root zones. An arborist assessment of the proposed soil compaction in relation to trees and their root zones crossed by the trail is required to be submitted under the submitted clearing and grading permit. Arborist guidance in the field during construction is required to ensure trees are not damaged from soil compaction. **See Section X for an arborist assessment condition of approval.**

The submitted mitigation plan (reference document 2) shows 3,260 square feet of planting as mitigation for permanent impacts proposed. However, based on the trail dimensions, the impact is 3,360 square feet. This impact square footage is also documented in the submitted drainage report prepared by the Watershed Company (reference document 4). In addition, this report includes 1 foot of disturbance on either side of the trail resulting from construction. All temporary disturbance is required to be restored and the full 3,360 square feet of impacted area shall have an equal amount of mitigation planting provided. A revised mitigation planting plan shall be submitted under the clearing and grading permit that shows restoration of all temporary disturbance adjacent to the trail and updates the planting plan to be for 3,360 square feet. **See Section X for a revised mitigation plan condition of approval.**

ii. Consistency with LUC 20.25H.055.C.3.g
Trails. New nonmotorized trails within the critical area or critical area buffer must meet following standards:

A. Trail location and design shall result in the least impacts on the critical area or critical area buffer
As previously discussed, the proposed trail is the alternative with the least impact

B. Trails shall be designed to complement and enhance the environmental, educational, and social functions and values of the critical area with trail design and construction focused on managing and controlling public access and

limiting uncontrolled access

The proposed trail is an addition to the existing trail and is intended to move the trail further away from the stream. This will ensure no impacts to the trail from flooding but will also move human access further away from the stream while still providing education and recreational opportunity.

C. Trails shall be designed to avoid disturbance of significant trees and to limit disturbance of native understory vegetation

The proposal consolidates impacts and limits disturbance by avoiding removal of trees and relocating existing vegetation that is within the trail footprint to be adjacent to the trail. Use of stairs will minimize disturbance and avoid a switchback alternative. The proposed bridge crossing allows for the most direct route rather than one that deviates upstream and causes more disturbance.

D. Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance

Coal Creek and the stream crossed by the bridge are Type-F streams that are capable of containing and supporting fish. The only disturbance in the stream buffer is installation of the mulch trail leading to the bridge and installation of the bridge crossing itself. As documented previously, there is no other technically feasible alternative to the trail alignment.

E. The trail shall be the minimum width necessary to accommodate the intended function or objective

The trail is proposed to be four feet wide which is the minimum width and matches the existing trail.

F. All work shall be consistent with the City of Bellevue's "Environmental Best Management Practices" and all applicable City of Bellevue codes and standards, now or as hereafter amended

The Parks Department is the applicant and will follow these BMPS, which are their own, and documented in the CSWPPP for the project.

G. The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod

The proposed mulch trail is pervious and will not impact drainage or impact aquatic flows. The proposed bridge crossing is built with sufficient clearance above the stream to avoid issues during high flow events.

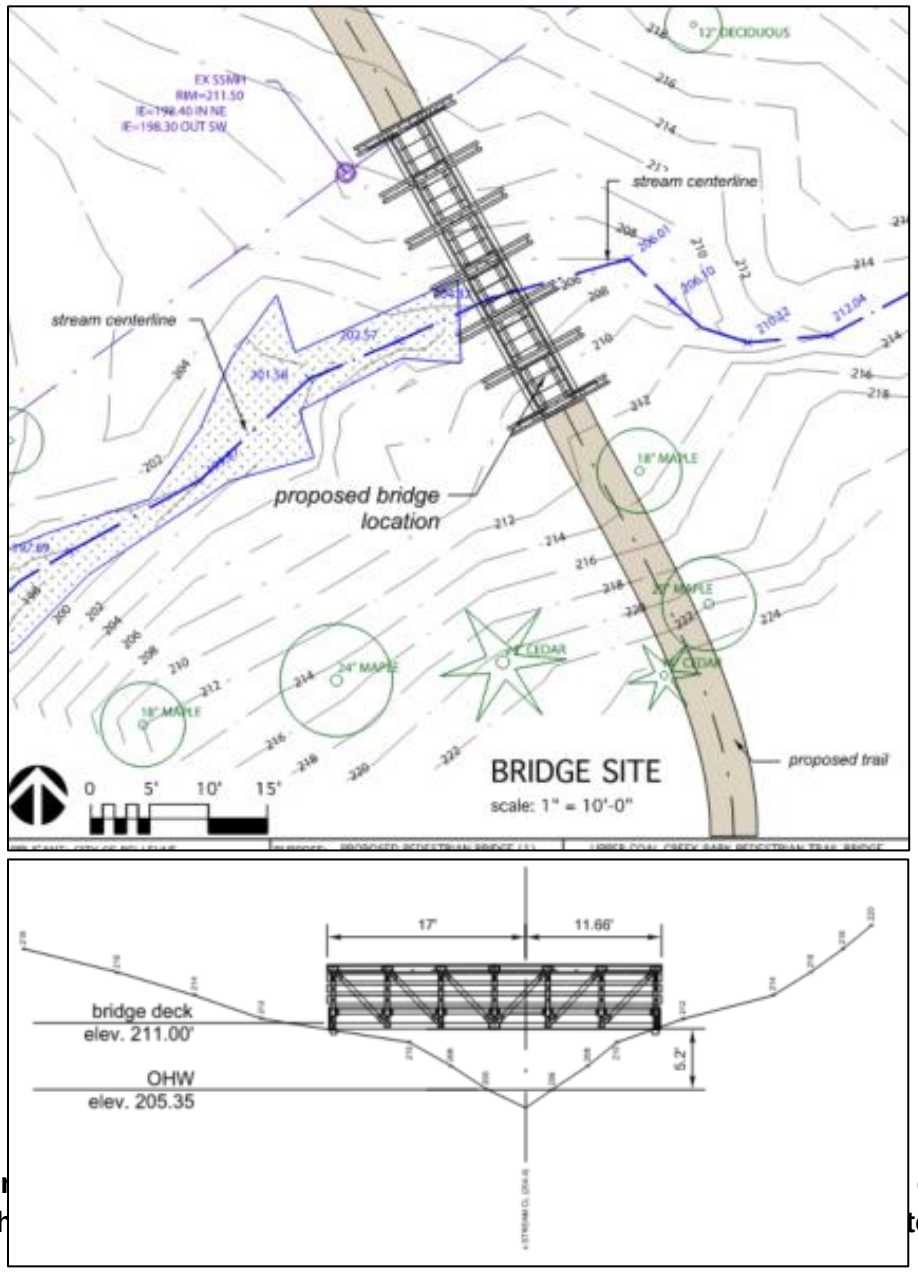
H. Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials

The trail is to be constructed of hand-compacted soil and mulch which will be pervious.

I. Crossings over and penetrations into wetlands and streams shall be generally perpendicular to the critical area, and shall be accomplished by bridging or other technique designed to minimize critical area disturbance considering the entire trail segment and function

The bridge will be more than five feet above the stream and is perpendicular to the stream which is consistent with this standard. The bridge will be built of wood and assembled by hand to span over the stream. See figure 3 below for bridge construction.

Figure 3



J. Ar disturbance
sh toration plan

meeting the requirements of LUC 20.25H.210.
As previously discussed, 3,360 square feet of mitigation planting is to be provided and all areas of temporary disturbance will be restored. Vegetation encountered within the trail footprint is to be relocated adjacent to the trail.

iii. Consistency with LUC 20.25H.125

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

No structures, impervious surfaces, retaining walls or changes in topography are proposed. Impacts to vegetation are minimal as no trees are removed and less mature trees and shrubs will be relocated. All permanent impact is proposed to be mitigated and areas of temporary disturbance restored. The proposed mulch trail will maintain existing topography and construction will not impact "natural processes" per the submitted geotechnical report (reference document 5) prepared by Cobalt Geosciences. The geotechnical engineer provided recommendations for project construction which are required to be implemented. **See Section X for geotechnical recommendations condition of approval.**

iv. Consistency with LUC 20.25H.080

No lights, noises, runoff, treated water, fertilizers or pesticides are proposed. The proposal will install vegetation adjacent to the trail as mitigation and restoration planting.

IV. Public Notice and Comment

Application Date:	December 20, 2019
Public Notice (500 feet):	February 20, 2020
Minimum Comment Period:	March 5, 2020

The Notice of Application for the Critical Areas Land Use Permit was published in the City of Bellevue Weekly Permit Bulletin and the Seattle Times on March 5, 2020. Notice was also mailed to property owners within 500 feet of the project site. No comments or requests to be parties of record were received.

V. Summary of Technical Reviews

B. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and

standards. The Clearing and Grading staff found no issues with the proposed development with the proposed trail and approved the application.

C. Utilities

The Utility Department reviewed the proposal and approved the application.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed construction and minor disturbance is anticipated as work will be done by hand. Minimal grade changes and earth disturbance is proposed and limited to relocation of vegetation and construction of the trail. The proposed bridge is to be built over a Type-F stream and provides sufficient clearance above the stream.

B. Animals

Any fish species and their habitat will be protected as no work in the stream is proposed. The applicant will be required to receive State and Federal permit approval. **See Conditions of Approval regarding additional agency permitting in Section X of this report.**

C. Plants

Existing vegetation within the trail footprint is to be relocated. Approximately 3,360 square feet of planting is proposed to mitigate impacts and all temporary disturbance will be restored. No trees are proposed to be removed.

VII. Changes to Proposal Due to Staff Review

Staff requested additional information regarding the bridge to document clearance above the stream.

VIII. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**

   The applicant must obtain approval of building permit 20-104294-BW and clearing grading permit 20-104262-GB. **See Section X for a permit condition of approval**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

   The project utilizes the best available construction techniques to have the least impact on critical areas as possible. All temporary disturbance will be restored as previously discussed in this report. Staging and access to build the bridge and trail will be within the proposed trail footprint. **See Section X for a mitigation plan condition of approval.**

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;**

   As discussed in Section III of this report performance standards will be met.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

   The proposed activity will not impact public facilities or utilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

   The submitted mitigation plan is consistent with LUC 20.25H.210. Maintenance and monitoring are required for five years and will be performed by the Parks Department as part of their normal maintenance for the trail that will extend beyond five years.

6. **The proposal complies with other applicable requirements of this code.**

   As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the proposed trail addition in the Coal Creek Natural Area.

Note- Expiration of Approval of Critical Areas Land Use Permit: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a clearing and grading permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code – BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code – BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control – BCC 9.18	Reilly Pittman, 425-452-2973

The following conditions are imposed under the Bellevue City Code authority referenced:

1. **Building Permit and Clearing and Grading Permit**
   Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. Building permit 20-104294-BW and clearing and grading permit 19-109139-GD must be approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

2. **Arborist Review of Soil Compaction**
   An arborist assessment of the proposed soil compaction in relation to trees and their root zones crossed by the trail is required to be submitted under the submitted clearing and grading permit. Arborist guidance in the field during construction is required to ensure trees are not damaged from soil compaction.

   Authority: Land Use Code 20.25H.055.C.2
   Reviewer: Reilly Pittman, Development Services Department

3. **Revised Mitigation Plan**
   A revised mitigation planting plan shall be submitted under the clearing and grading permit that shows restoration of all temporary disturbance adjacent to the trail and updates the planting plan to be for 3,360 square feet.

Authority: Land Use Code 20.25H.055.C.2
Reviewer: Reilly Pittman, Development Services Department

4. **Restoration of Temporary Disturbance**
   All areas of temporary disturbance are required to be restored with native vegetation consistent with the City's Critical Areas Handbook.

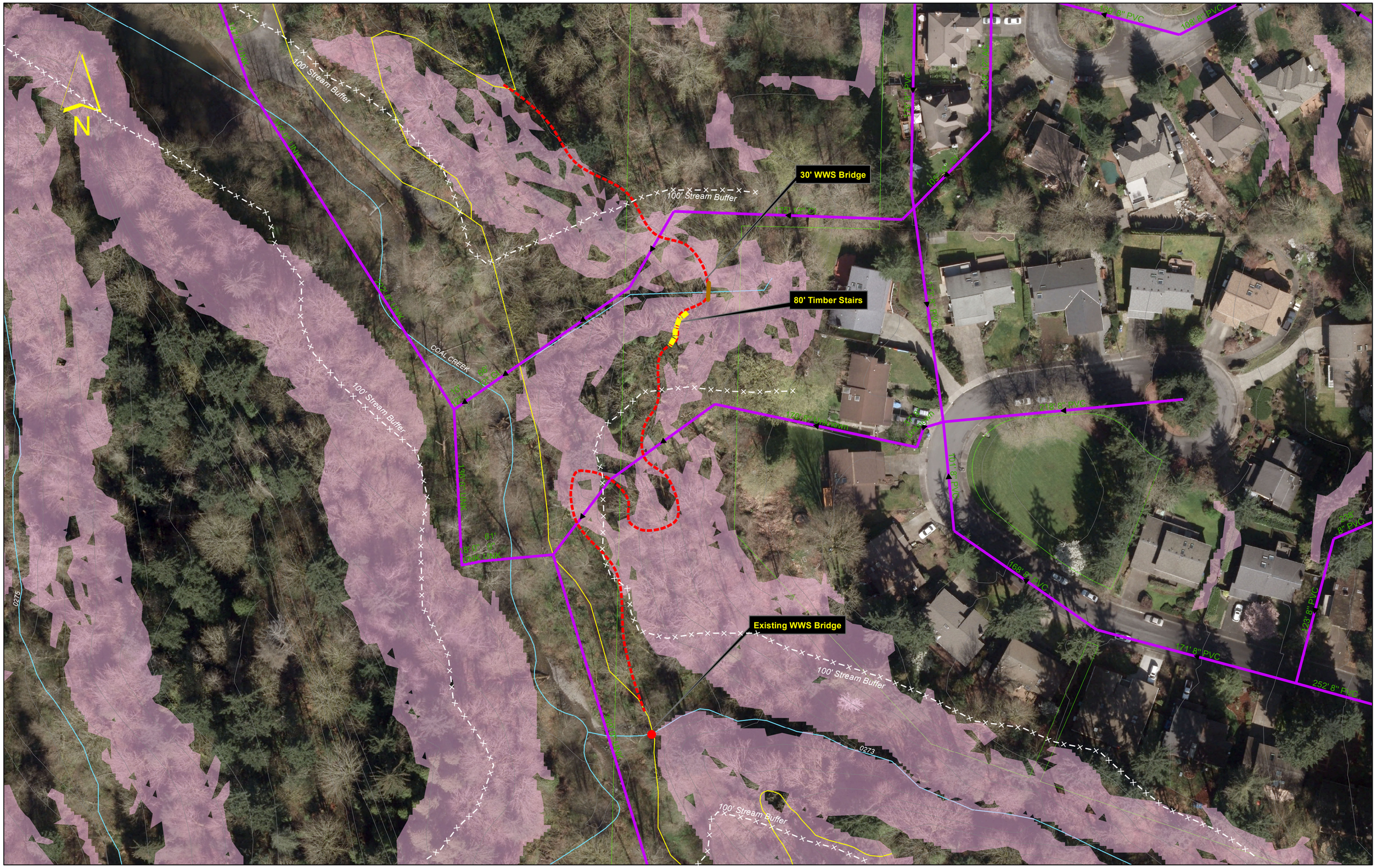
   Authority: Land Use Code 20.25H.055.C.2
   Reviewer: Reilly Pittman, Development Services Department

5. **Geotechnical Recommendations**
   The project shall be constructed per the recommendations of the geotechnical engineer as found in the submitted geotechnical report and revisions in the project file or as amended as needed in the future.

   Authority: Land Use Code 20.25H.125
   Reviewer: Reilly Pittman, Development Services Department

6. **Federal and State Permits:** All required federal and state permits and approvals must be received by the applicant prior to commencement of any work. A copy of the approved federal and state permits is required to be submitted under the clearing and grading permit application. Any changes required by federal or state review shall be shown on the plans.

   Authority: Land Use Code 20.25E.065
   Reviewer: Reilly Pittman, Development Services Department



City of Bellevue
Parks & Community Services Department
Plot Date: 10/1/2019

Scale: 1 inch = 54 feet

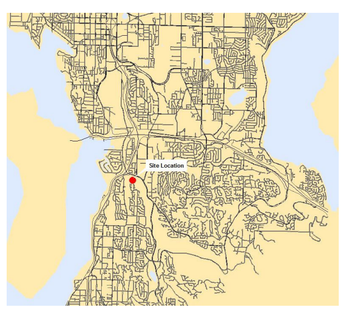
Legend

- Park Property Boundary
- Existing Trail
- Proposed Trail (840 ft)
- Bridge
- Timber Stairs
- Slopes over 40%
- Streams
- Sewer

Coal Creek Trail Addition Project

E 1/2 OF SE 1/4 LESS POR PLATTED NEWPORT HILLS #9 & #12 TGW E 1/2 OF NE 1/4 OF STR 21-24-05 LY SLY COAL CREEK NEWPORT RD LESS PLTD NEWPORT HILLS #5 & #9 TGW POR OF W 1/2 OF NE 1/4 LY NLY & ELY OF NEWPORT HILLS #13 LESS CO RDS LESS P/L R/W SUBJ TO TRANS LN ESMT LESS POR OF 100 FT WIDE PS P & L TRANS LN R/W IN E 1/2 OF NE 1/4 OF STR 21-24-05 DAF - WLY 65 FT OF NLY 495 FT AS MEAS ALG ELY BNDRY LY SLY OF COAL CREEK - NEWPORT RD TCO 17-1335 ALSO LESS POR OF NE 1/4 OF STR 21-24-05 LY ELY OF COAL CREEK LAKE BOREN RD & SLY OF COAL CREEK NEWPORT ROAD & WLY OF WLY MGN OF PS P & L R/W LESS POR DEEDED FOR RD UNDER REC #8510080906

Site Address: 5199 Forest Dr SE



Prepared by Chris Vandall
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